104.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,000 / 703,000
					USE VALUE:	703,000 / 703,000
					ASSESSED:	703,000 / 703,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPADAFORA MARK &
Owner 2:	GALLAGHER JOYCE
Owner 3:	
Street 1:	39 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LARIVEE MARGARET A-TRUSTEE -
Owner 2:	MARGARET LARIVEE LIVING TR -
Street 1:	39 LONGMEADOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,570 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1591 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7570.000	250,000		453,000	703,000
Total Card	0.174	250,000		453,000	703,000
Total Parcel	0.174	250,000		453,000	703,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.80 | /Parcel: 441.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66715
GIS Ref
GIS Ref
Insp Date 10/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 104.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,800	0	7,570.	453,000	702,800	702,800	Year End Roll	12/18/2019
2019	101	FV	189,900	0	7,570.	453,000	642,900	642,900	Year End Roll	1/3/2019
2018	101	FV	189,600	0	7,570.	388,300	577,900	577,900	Year End Roll	12/20/2017
2017	101	FV	189,600	0	7,570.	362,400	552,000	552,000	Year End Roll	1/3/2017
2016	101	FV	189,600	0	7,570.	310,600	500,200	500,200	Year End	1/4/2016
2015	101	FV	177,700	0	7,570.	278,300	456,000	456,000	Year End Roll	12/11/2014
2014	101	FV	177,700	0	7,570.	257,500	435,200	435,200	Year End Roll	12/16/2013
2013	101	FV	177,700	0	7,570.	245,600	423,300	423,300		12/13/2012

!8248!

PRINT

Date	Time
12/10/20	22:49:43

LAST REV

Date	Time
08/13/19	08:45:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARIVEE MARGARE	1462-106		11/5/2014		539,000	No	No		
LARIVEE MARGARE	1096-176		6/25/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	66715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2017	927	Dormers	42,500	O				
11/9/2010	2264	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	BS	Barbara S
9/13/2018	MEAS&NOTICE	CC	Chris C
6/3/2009	Measured	189	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
8/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7570		Sq. Ft.	Site		0	70.	0.85	4									452,969						453,000	

Total AC/HA: 0.17378 | Total SF/SM: 7570 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 452,969 | Spl Credit | Total: 453,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	146.031
Other Features:	87059
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339722
Depreciation:	89686
Depreciated Total:	250035

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

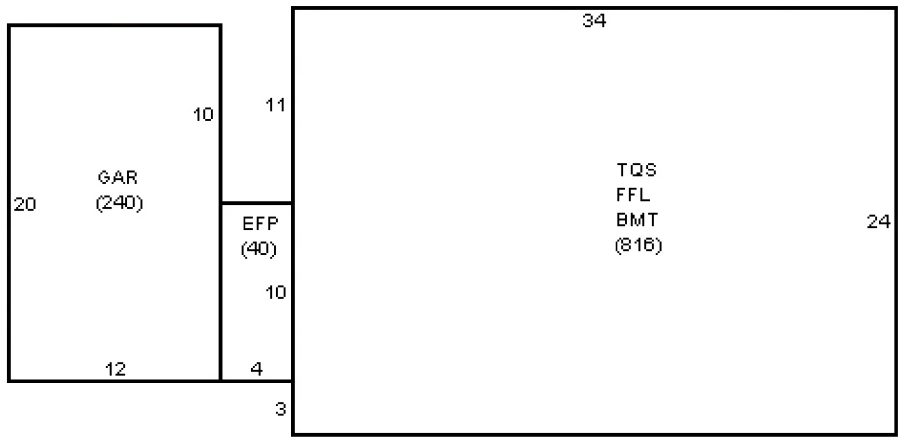
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.03
Special Features:	0	Val/Su Net:	99.05
Final Total:	250000	Val/Su SzAd	175.07

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	60.240	49,154
FFL	First Floor	816	146.030	119,161
TQS	3/4 Story	612	122.670	75,072
GAR	Garage	240	26.180	6,284
EFP	Enclos Porch	40	74.790	2,992

Net Sketched Area:	2,524			Total:	252,663
Size Ad	1428	Gross Are	2728	FinArea	1591

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
TQS	100	UNF	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	